



## *City of Miami Springs, Florida*

The Miami Springs City Council, acting as the **LOCAL PLANNING AGENCY** held a **SPECIAL MEETING** in the Council Chambers at City Hall on Tuesday, November 30, 2010, at 7:00 p.m.

### **1. Call to Order/Roll Call**

The meeting was called to order at 7:05 p.m.

The following were present:

Mayor Billy Bain  
Vice Mayor Jennifer Ator  
Councilman Bob Best  
Councilman George V. Lob

Absent: Councilman Dan Espino

Also Present:

City Manager James R. Borgmann  
Assistant City Manager Ronald K. Gorland  
City Attorney Jan K. Seiden  
City Planner Richard E. Ventura  
Deputy City Clerk Suzanne Hitaffer

### **2. Invocation:** Vice Mayor Ator offered the invocation.

**Salute to the Flag:** The audience participated.

### **3. Public Hearing to Receive Input and Determine the Major Local Issues for the Evaluation and Appraisal Report in Accordance with Florida Statutes Chapter 163.3191 (1) (c)**

City Planner Richard Ventura stated that this is the public hearing workshop on the Evaluation and Appraisal Report (EAR) process for the 2012 cycle. He referred to the Report Adoption Schedule outlining the process. The purpose of this meeting is for Council members, residents and business and property owners to express their concerns and issues that need to be addressed, including livability issues, density, transportation, availability of affordable housing, etc.

City Planner Ventura stated that the verbal input would go into the list of preliminary issues that will eventually be reflected in the final product, which is the Evaluation and Appraisal Report on the Comprehensive Plan that is due in May 2012.

City Planner Ventura welcomed comments with regard to the quality of life in Miami Springs, and the Goals, Objectives and Policies in the current Comprehensive Plan that have not been resolved as of this date.

James G. LaRue, President of LaRue Planning & Management Services, Inc., stated that the State of Florida Department of Community Affairs (DCA) has certain requirements for the Comprehensive Plan, but it should also be a plan that meets the needs of the City. Miami Springs is changing in terms of culture and items of importance, yet the population has remained fairly stable.

Mr. LaRue explained that every seven years, cities are required to do an Evaluation and Appraisal Report (EAR), even though the City of Miami Springs just completed the long process of the EAR plan amendments with all the unfunded mandates required by the DCA, including the Water Supply Plan, and the Public Schools Facilities Element.

Mr. LaRue stated that the EAR is due in May 2010 and the process normally takes 18-months. The purpose of the EAR is to identify locally important issues, review previous actions to implement the Plan, assess the Plan's successes and shortcomings, identify ways that the Plan should be changed and ensure effective intergovernmental coordination.

Mr. LaRue explained that the purpose of this meeting is to identify major local issues that affect the City from a growth or development standpoint. He asked Council to think in terms of what would be important in the next five to twenty years. Once the major issues are identified, they will be analyzed to see if there are social or economic impacts, how they relate to the Plan, whether or not plan objectives have been achieved and what actions or corrective measures are necessary to address the issues.

Mr. LaRue suggested identifying no more than four issues that will make the Plan more meaningful to the City, although there are some state requirements such as population projections. He knows that redevelopment is important based on recent discussions. The EAR does not have to suggest the geographic area; the focus could be on redevelopment of the existing areas including infill, transportation improvements and those items related to redevelopment.

Mr. LaRue explained that he would reassess housing affordability within the City, which may have changed in the last six years due to the economic crunch. The EAR should address improvement of the opportunities for affordable housing and the level of diversity in housing types and affordability, especially in connection with workforce housing. Another issue would be to encourage economic development within the City and create incentives for business creation and growth. The promotion of walk-ability and connectivity throughout the community could also be a focus.

Mr. LaRue asked Council if they agreed with the four issues that he presented.

Mayor Bain responded that he agreed with the four issues.

Councilman Best was of the opinion that the four issues were on target. He added that there was some difficulty with the housing affordability issue in the last EAR process and the language was changed to make it acceptable to DCA.

City Manager Borgmann stated that the City Planner's research found that many of the apartment buildings on South Royal Poinciana were considered affordable housing as set by the government standards.

City Planner Ventura said that he had ample research available on the mentioned properties; in view of the fact that this is another EAR cycle he will update that information that should prove that Miami Springs is well equipped with affordable housing.

Mr. LaRue stated that the next step in the process would be for Council to affirm the local issues. He and the City Planner will hold a "scoping meeting" for comments from adjacent local governments, state, and regional agencies and everyone is welcome to attend. The EAR process requires a Letter of Understanding based on the four issues and the agreement from DCA.

Council will sit as the Local Planning Agency (LPA) to review the Plan amendments and make a recommendation as Council at a second meeting that could be held the same night. Council will make sure that the Comprehensive Plan itself complies with the requirements and he will suggest new policies. Once the EAR is adopted there is an 18-month period to do the Plan amendments.

Drafting the EAR is based on identified local issues and how the plan should be changed. Factors and considerations include: population growth and changes in land area; extent of vacant and developable land. Financial feasibility of implementing the Plan; location of development in relation to the pattern anticipated in the Plan; relevant legislative and rule changes; successes and shortcomings of each Plan Element; summary of public participation programs and activities; coordination with the Public School Facilities Element; consideration of the Regional Water Supply Plan.

Mr. LaRue summed up the adoption process as follows: hold public hearing before the LPA; hold second public hearing before City Council to adopt the EAR; coordinate with DCA to assure that the EAR is sufficient and complete; submit adopted EAR to DCA prior to May 1, 2012.

Mr. LaRue stated that the schedule provided by the City Planner outlines the details of the process. Council will formally adopt the major issues at one of the meetings.

City Attorney Seiden explained that the issues could be placed on the agenda for the December 13<sup>th</sup> Regular Council Meeting.

To answer Councilman Best's question, Mr. LaRue said that once Council approves the local issues a scoping meeting will be held and then he would send off the Letter of Understanding to DCA with Council's authorization. The response will come back from DCA, the drafts will be done at that point and come back to Council.

Mr. LaRue confirmed for the City Attorney that the final adoption of the EAR is by resolution.

City Planner stated that if there are any concerns that Council may have about quality of life or outstanding issues to please let him know.

The City Attorney advised the Mayor that he was not required to open the public hearing as there was no one in the audience to participate. He suggested that the City Planner could provide a sign up sheet in City Hall so that people could leave their comments or suggestions.

Mayor Bain announced that a form would be provided in the City Clerk's Office for anyone who wanted to comment or ask for more information.

Mr. LaRue stated that traffic congestion would be a general issue that will be addressed without focusing on a particular finite issue.

Mayor Bain opened the public hearing to one person who entered the audience who declined to speak and the public hearing was closed.

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### **Breakfast with Santa**

Vice Mayor Ator reminded everyone of the All Angels Breakfast with Santa on Saturday, December 4<sup>th</sup> at 7:30 a.m. with rides following at 8:30 a.m.

### **New Year's Event**

City Manager Borgmann said that he met with Lily Saborit-Abello regarding an event on January 1, 2011 and the associated price tag for the event is \$8,300, including the cost of the police services (\$7,500 for the event and \$800.00 for police). He asked for direction from Council as to whether or not they wanted to proceed with the event.

Councilman Best responded that he would like to proceed with the event.

Councilman Lob stated that he would support the event to promote Downtown.

Vice Mayor Ator explained that she was contacted by Lily Saborit-Abello, but did not get a chance to speak with her. She would like to speak with her first before she makes a commitment, although she wants to support Downtown events.

Vice Mayor Ator said that her concern is that Council is reactive rather than proactive when they are approached by individuals asking for funding for a project. She said that it might be the easy way out but not the best way. She is inclined to support a program for January 1<sup>st</sup>, but she would like a process so that people have an opportunity to bid for these types of events if they are interested.

Councilman Best commented that there are residents who have stood clearly in the forefront over the years in terms of bringing ideas to Council for public entertainment and arts, including Lily Saborit-Abello, Ralph Wakefield and Donna Wood-Beney. He understands Vice Mayor Ator's suggestion to ask for proposals to determine who is interested in holding the events, but is not certain that there would be much response in addition to what these people have to offer.

Vice Mayor Ator explained that she is not suggesting that they are not qualified people; she feels that Council should have the knowledge when spending the City's money.

Mayor Bain stated that Ms. Saborit-Abello had produced a Valentine's event that was well attended and she did not have a lot of planning time. The event at the Community Center was different and entertaining even though she did not have the opportunity to promote it. She would have one month to promote the New Year's event.

Mayor Bain said that he would not want to wait until December 13<sup>th</sup> to make the decision; he would like Council to either approve or deny the request.

City Attorney Seiden clarified that the request is not on the agenda; the City Manager is asking for Council's feelings and official action would be taken at the Regular Meeting on December 13<sup>th</sup>. There is no problem with giving an indication to the City Manager tonight as to how Council would like to proceed.

### **Handicap Ramp at the Circle**

To answer the Mayor's question, City Manager Borgmann reported that the handicap ramp railings are in fabrication and will be shipped on December 6<sup>th</sup>.

Mayor Bain expressed his concern about the delay as he would like the ramp to be finished before the upcoming holiday events at the Circle.

**4. Adjourn.**

There being no further business to be discussed the meeting was adjourned at 7:41 p.m.

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Billy Bain  
Mayor

**ATTEST:**

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Suzanne S. Hitaffer, CMC  
City Clerk

Approved during meeting of: 12/13/2010.